

BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



Bonsall Community Sponsor Group

Regular Meeting Minutes

Tuesday, March 1, 2011

Bonsall Community Center

31505 Old River Road

Bonsall, Ca 92003

1. Administrative Items

A. Pledge: Zales

Roll Call: Mallett, Zales, Davis, Morgan, Rosier, Lintner, Norris

B. Corrections to agenda:

Change item J to I.

C. Feb. 1, 2011 Meeting Minutes Approval

Motion to approve as written.

1st - David; 2nd - Lintner Passed 6-0-1

D. Public Communication for items not on the agenda.

None

E. Reports of meetings

SLRWC: On February 1 the County of San Diego deemed the permit application for the Gregory Canyon Landfill complete. A public hearing was held on February 23, 2011 at the Fallbrook Public Library. Most speakers were opposed to the project. The County of San Diego plans to submit their approval/disapproval of the project by April 1, 2011 to CalRecycle, a state entity that can approve or deny the project. A motion was made to have Cynthia Mallett draft a comment letter on behalf of the BCSG for submittal to the County of San Diego and carbon copy CalRecycle on the letter.

1st: Norris; 2nd Lintner



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I-15 Corridor: A Casino Sign installed without permits along the I-15 corridor near Rancho Viejo development was removed last year because no permitting it now has a good chance of being reinstalled because the Indian tribe is requesting site permits.

Cell Sites: Verizon called the Chair and discussed a changes for their Hoxie Ranch Road created a wireless telecommunications facility in a community camouflaged as a new roof. Chair requested co-location with new AT&T site just approved. Chair mentioned that the Hoxie Ranch site has three carriers on the parcel with three different facilities. Carriers refuse to co-locate. One of the reason that co-location is not being implemented is that carries need different antennae for the different network types (i.e., 4G, 3G, etc.)

It was also brought up that two different wireless facilities at 76 and Old River and Camino Del Rey have sprouted new antennae and new cabinetry without obtaining permits from the County. In speaking with the County, County staff are mystified that these changes have been made and state that they were not permitted to make changes. A call was placed to Ted Kennedy from AT&T to discuss the situation and to Jarrett Ramaiya of the County of San Diego to review the issue.

SANDAG: Metropolitan Water District of Southern California (MET) has had workshops with agencies regarding water availability. There has been no advisory committee meetings so far this year. SANDAG used their own hybrid map to base land use on, not any of the county GP Update maps.

Airport: None

NCTD: Senator Kehoe states that we don't need to expand I-5 but expand public transit.

Fire: SD County Task Force on Fire Protection and Emergency Medical Services is no longer in force. The group is disbanded. The Regional Fire Advisory Committee will be the new group with a fire warden overseeing the group. The MOU from SD County Fire and EMS trust fund, the amount of money given to certain fire protection districts. Margarete has a list of who received money and for what. Some money given to districts is being contested.



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Water: New County gray water systems. Salinity of water that north county farmers receive is double than preferred for plant growth. Thus they leach groves to get rid of the accumulated salts. Cost of water has increased due to MET having raised rates. Reliability – reservoir status is good for the state. Snow pack is at 200%. Lake Powell is at 60%, Lake Mead is at 40% and Lake Henshaw is at 32% capacity. There is still more outflow than inflow though.

- F. GP Update: There is a meeting scheduled for March 4 of the 26 community planning and sponsor groups. At the Board of Supervisors (BOS) meeting on Feb 9 Roberts indicated he wanted an overriding statement in the GP to subordinate community and planning groups. The meeting on March 4 is in regards to the community groups creating a steering committee position. 26 chairs are invited to determine what they want to say to the BOS. The meeting is in the Planning chambers. CEQA indicates that you have to have community comment on all projects. Planning groups are elected so how can these groups be disbanded. The sponsor groups are appointed and can be more easily disbanded. Margarette read a letter from the Chair of Valle de Oro group regarding the disbandment. At the next BOS Meeting public testimony is not being accepted. So this action could be approved without public testimony. Chuck will attend March 4 meeting.
- G. The County is considering options for updating equine operations to protect operations with reasonable permit fees. And redistricting is in process for senators as well as other legislators.
- H. Appointments for BCSG seats have been confirmed with seats expiring on January 5, 2015:

- Seat 2 – Laura Rosier
- Seat 4 – Mark Lintner
- Seat 6 – Richard Zales

Letter received from Cynthia Mallett stating she will resign in June 2011.

- I. Dai Dang: Email was sent by Chair to all members of the Sponsor Group regarding the Dai Dang MND response. Tentative meeting with County on April 6, 2011 to discuss the letter. The mitigated negative declaration has so many discrepancies. It's amazing that the County staff released this document with so many inaccuracies.

Redistricting is back. No representative from North County has been selected to take care of the North County area. Redistricting is based on population of residents in each district and which supervisor has more or less population. They balance out the population amongst districts throughout this process every ten years.



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2. Planning and Land Use

West Lilac Subdivision TM 5276

28 proposed lots from 2.1 to 5.9 acres on two existing parcel totaling 93 acres. There are two access points to the proposed project from Aqueduct and Via Ararat Drive. No slopes are over 25 degrees. There are proposed agriculture preserves totaling 22.6 acres. These areas will be dedicated to County of SD to survive in perpetuity. Five wells will provide water for preserve and other common areas that produce 201 acre feet of water per year. There are over 50 acres of ag proposed to stay with some existing on private parcels. There is a natural buffer for some of the lots. CC& Rs will require to funds for an ag manager to preserve the ag area and to help property owners to keep additional ag on their private parcels. Rainbow Municipal Water District will allow the swap of three larger 3 and 4 inch meters with 29 one inch meters. The All 28 parcels will contribute money to the road maintenance for Via Ararat. But, only 17 parcels will have voting rights for that road maintenance group because they will be regular users of the road. As development leap frogs up the road what protection that easement grants will not be given. The association is the sole owner of easements and will have control over the roads on the interior of the project. The current owners is planning to farm for a while and is not moving forward with development for a few years. Tentative maps do have a limited life. If a final map is not secured within a specific amount of time, the applicant has to start over. Five years and add-on extensions can extend the development. The subdivision map act keeps the development from lingering. Davis is impressed with the changes to the projects that reflect our concerns and comments.

Motion to approve:

1st: Davis; 2nd Lintner.

Passed 7-0.



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3. Permits and Variances

Morro Reservoir Wireless Telecommunications Facility

This project proposes a 52 foot mono-eucalyptus tree on RMWDs Morro Reservoir. This is a replacement tree for the Williams project which is adjacent. The applicant has spoken with the three residential neighbors that would have the most significant visual impact, none of which have a problem with the proposed project.

Motion to approve the project with the following conditions:

- Replace design with a Broadleaf Tree
- Upon complete disclosure for permits obtained for operations of two revised towers on Highway 76.
- Cumulative review of all AT&T sites
- Confirm agreement between AT&T and Rainbow Water District for this location

1st: Norris; 2nd Lintner

4. Project on Bonsall Boundary

Accretive Investments is a proposed 1,700 plus homes development in east Valley Center that will impact roads in the Bonsall community. The project states that residents would shop in Valley Center, Escondido and Fallbrook, but people will shop at Daniels near Highway 76 and Mission Rd. PAA – Planned Amendment for current General Plan is just a study. Valley Center Water District has indicated that they don't have enough water and sewer service available for a development project of this size. Valley Center school district doesn't have capacity at current schools and does not have the money to maintain and staff a new school even if the developer paid for the school facilities. Resident received a postcard asking if they would approve or disapprove the development. One resident sent the card back but it was returned because of an incorrect address.

5. Adjourned 9:05.

